



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
MAY 19, 2022  
9:00 A.M.**

**Staff Present:**

Diana Cahill, Administrative Assistant  
Marie Arias, Administrative Assistant  
Katie Williams, Administrative Assistant  
Tasha Williams, Administrative Assistant Supervisor  
Patricia Saintvil-Joseph, Assistant City Attorney  
Thomas Corley, Building Inspector  
Alejandro DelRio, Building Inspector  
Linda Holloway, Code Compliance Officer  
Nebojsa [Nash] Madic, Building Inspector  
Leonardo Martinez, Building Inspector  
George Oliva, Chief Building Inspector  
Joe Pasquariello, Assistant Building Official  
Jose Saragusti, Building Inspector  
Hector Suarez, Code Compliance Officer  
Carmen Thompson, Permit Services Tech

**Respondents and witnesses**

BE21010004: Rodney Ely  
BE21100366; BE21100368: Daniel King  
BE21070378: Colleen Cooney  
BE21080126: Joseph Spalt  
CE20101321: Warren Gayle  
BE22040151: Shana Walsh  
BE22010035: Edrin Janvier  
BE21120091: William Dunham  
BE21110124: Alexander Alves

BE22010071: Camille Fenn  
BE21100280: Shawn Singh  
BE20040357: Ryan Aboud  
BE21100327: Tania Murphy  
BE22010065: Christian Duhaime  
CE11071949: Fatina McCutchen  
BE21120077: Danielle D'Achille  
BE21080064: Bruce Bromley  
BE21030001: Michael Pizzi

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case: BE20040357**

2426 SE 17 ST  
VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, stated the report had not been corrected after the 180-day extension. He recommended imposition of the fines.

Ryan Aboud, attorney, stated they had the engineer's reports dated 2020 and he would provide them to Chief Oliva.

Judge Purdy imposed the \$23,200 fine, which would continue to accrue until the property was in compliance.

**Case: BE21100280**

2165 NW 19 ST  
TRAVELERS XPRESS SERVICES INC

Service was via posting at the property on 3/28/22 and at City Hall on 5/5/22.

Nash Madic, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO SERVICE RISER SEPARATING FROM THE WALL AND LEANING TOWARD POWER POLE ON THE OUTSIDE ELECTRICAL METER BOX.

9-306

THERE ARE AREAS OF FASCIA AND SOFFIT ON THE EXTERIOR OF A SOUTH BUILDING THAT HAVE ROTTED AND DETERIORATED AND MISSING, PEELING PAINT.

9-308(b)

THERE IS A BLUE TARP, SHINGLE DEBRIS ON ROOF WHICH IS NOT A PERMANENT FUNCTIONAL ELEMENT OF ROOF. THE ROOF IS DIRTY/DISCOLORED. ROOF IS NOT BEING MAINTAINED IN A CLEAN CONDITION AS PER CODE REQUIREMENTS.

9-280(h)(1)

THERE ARE MULTIPLE FENCES AT THIS PROPERTY IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COUNTY ZONED PROPERTY. OWNER IS UTILIZING BUILDING ONE AS RESIDENCE AND THIS IS A PROHIBITED USE FOR B-3 COUNTY ZONED PROPERTY PER SECTION 39-295.

9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
FPC 105.1 NEW ROOF INSTALLATION

Inspector Madic presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation and that the respondent attend the 6/16/22 hearing to provide an update.

Shawn Singh said he had purchased the property in December 2021.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 6/16/22 hearing.

**Case: BE21120091**

1516 SW 28 AVE  
DUNHAM, WILLAM B; HANNA, JEAN ET AL

Service was via posting at the property on 4/27/22 and at City Hall on 5/5/22.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 111.1.1

CERTIFICATE OF OCCUPANCY FOR ADDITION COMPLETED UNDER PERMIT NUMBER PM-15063399 HAS NOT BEEN OBTAINED AND ADDITION IS BEING USED OR OCCUPIED.

: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-15063399 ADD.FRONT PORCH/REAR  
MASTER BEDROOM/ADD. BATHROOM/LAUNDRY ROOM 1072 SF AND RELOCATE KITCHEN

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. He reported a permit had been left to expire.

William Dunham said he had already submitted the permit application.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: BE21100366** ORDERED TO REAPPEAR  
401 N FORT LAUDERDALE BEACH BLVD  
CAPRI HOTEL LLC

This case was first heard on 1/20/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building inspector, reported the building permit application had been submitted but the property was not in compliance.

Daniel King described their progress toward compliance and said it would take six months to do the work. He said they had applied for permits. Inspector DelRio recommended a 91-day extension and ordering the respondent to attend the 8/18/22 hearing.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/18/22 hearing.

**Case: BE21100368** ORDERED TO REAPPEAR  
3101 BAYSHORE DR  
FT LAUD RESIDENCES HOTEL CONDO ASSN

This case was first heard on 1/20/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building inspector, said this was the same situation as the previous case.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/18/22 hearing.

**Case: BE21080064** ORDERED TO REAPPEAR  
4100 GALT OCEAN DR  
THE GALLEON CONDO APTS INC

This case was first heard on 1/20/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, said the owner needed to submit a revision to the concrete restoration permit to include the pool. He recommended a 42-day extension, or a fine of \$100 per day.

Bruce Bromley said they were ready to submit the revision now.

Judge Purdy granted a 42-day extension, during which time no fines would accrue, or a fine of \$100 per day, and ordered the respondent to attend the 8/18/22 hearing.

**Case: BE21110124**

1633 NE 16 AVE  
CHARRON FAM TR;  
CHARRON, NORMAND TRUSTEE

Service was via posting at the property on 4/19/22 and at City Hall on 5/5/22.

Nash Madic, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
EXTERIOR DOOR REPLACED, CARPORT SUPPORTING COLUMNS REPLACED, STUCCO WOOD FRAME WALL UNDER CARPORT, UNDERGROUND POOL.

Inspector Madic presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Alexander Alves said his contractor had undergone surgery, delaying the work.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE20101321**

941 SW 30 AVE  
GAYLE, KEITH

This case was first heard on 4/15/21 to comply by 6/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, recommended imposition of the fines.

Warren Gayle, the owner's brother, said the owner had broken his shoulder and could not appear.

Patricia Saintvil-Joseph, Assistant City Attorney, said Mr. Gayle must prove he had his brother's permission to represent him.

Judge Purdy imposed the \$16,750 fine, which would continue to accrue until the property was in compliance and ordered the respondent to attend the 6/16/22 hearing.

**Case: BE22010065**

2700 NE 57 ST  
GLENROE LLC

Service was via posting at the property on 3/28/22 and at City Hall on 5/5/22.

Nash Madic, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)

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INTERIOR WALLS RELOCATED AND NEW WALLS INSTALLED IN THE GARAGE.

Inspector Madic presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Christian Duhaime agreed to comply within 63 days.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: BE21010004**

329 SW 2 ST  
ZISHOLTZ, MARTIN L

This case was first heard on 11/18/21 to comply by 1/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rodney Ely, business owner, said this was in a historic district and the permits must be approved by the Historic Preservation Board first. He said the permit applications were in review now.

Leonardo Martinez, Building Inspector, acknowledged the delay was caused by the property's location in a historic district. He recommended a 91-day extension.

Joe Pasquariello, Assistant Building Official, said the health department had called in a complaint that the business had moved outside and was not allowing customers access to toilet facilities. Mr. Ely said they were allowing the customers to use the restroom now.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: BE22010071**

1812 SE 1 AVE  
FENN, CAMILLE & ROBERT KERRY

Service was via posting at the property on 4/30/22 and at City Hall on 5/5/22.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 111.1.1  
PROPERTY IS BEING OCCUPIED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18040671 - NEW DUPLEX:2-STRY,  
7BD/7BTH, 2 CAR GARAGE 4504 SF.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Camille Fenn said there was an issue with the permit fees. She described her efforts to comply and the fee issue. Mr. Pasquariello said these issues had nothing to do with the citation. He suggested she meet with City management and attend the next hearing

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: BE21120077**

3331 SW 20 ST  
D'ACHILLE, DANIELLE

Service was via posting at the property on 4/1/22 and at City Hall on 5/5/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW BRICK PAVERS DRIVEWAY. NEW PVC GATES FENCE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days.

Danielle D'Achille agreed.

Judge Purdy found in favor of the City and ordered compliance within 119 days.

Judge Purdy took a brief recess.

**Case: BE21100327**

2601 E OAKLAND PARK BLVD

MHC OAKLAND PARK OWNER LLC

Service was via posting at the property on 4/1/22 and at City Hall on 5/5/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

EXTERIOR WALL REMOVAL WITHOUT PERMITS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Tania Murphy, property manager, said they had submitted the permit application the previous day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: BE21070378**

520 SE 5 AVE

LAS OLAS BY THE RIVER CONDO ASSN INC

This case was first heard on 11/18/21 to comply by 1/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Colleen Cooney said the contractor and engineer had submitted corrections to the permit application.

Leonardo Martinez, Building Inspector, recommended a 60-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: BE22010035**

1451 NE 10 AVE

CATALONIA FL HOLDINGS INC

Service was via posting at the property on 3/28/22 and at City Hall on 5/5/22.

Nash Madic, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)

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NEW METAL FENCE ON THE EAST SIDE OF THE PROPERTY AND METAL GAZEBO

Inspector Madic presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Edrin Janvier, property manager, agreed.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: BE22040151**

1231 NE 9 AVE

TRANSFORMA REALTY LLC

Service was via posting at the property on 4/28/22 and at City Hall on 5/5/22.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 111.1.1

THE USE AND OCCUPANCY OF THIS PROPERTY HAS BEING CHANGE FROM WAREHOUSE TO BAR / LOUNGE WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Shana Walsh agreed.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: BE21030001**

5300 POWERLINE RD A

DEZER POWERLINE LLC

This case was first heard on 9/16/21 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Pizzi, attorney, recalled they had received an extension to April 21 for the permit applications and they had done so. He recalled they had also agreed that the work would take significantly longer. He stated he and the City had agreed to another 90-day extension.

Leonardo Martinez, Building Inspector, said the permit application was still in review and recommended a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: CE11071949**

2709 NW 20 ST  
MCCUTCHEN, LOUIS N

This case was first heard on 10/20/11 to comply by 11/17/11. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,550 and the City was requesting no fine be imposed.

Fatima McCutchen agreed to the fine reduction.

Judge Purdy imposed no fine.

**Case: BE21080126**

622 SW 16 CT  
SPALT, KIMBERLY H/E SPALT, JOSEPH

This case was first heard on 12/16/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting a \$172 fine be imposed.

Joseph Spalt agreed to the fine reduction.

Judge Purdy imposed administrative costs of \$172.

**Case: BE22020060**

215 N NEW RIVER DR E  
PR II/STILES ROLO APARTMENTS OWNER LLC

Personal service was made on 3/30/22. Service was also via posting at City Hall on 5/5/22.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a)  
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE  
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF  
ORDINANCES (CHAPTER 25-153, 28-155).

Officer Holloway presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: BE22020033**

831 NW 14 WAY 1-2  
ASSAF, YOSI

Service was via posting at the property on 4/27/22 and at City Hall on 5/5/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
DRIVEWAY REPAIR, NEW WOOD FENCE AND COVER PATIO STRUCTURE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.



**Case: BE22020029**

101 N BIRCH RD  
HARBOR HOUSE NORTH INC

Personal service was made on 4/1/22. Service was also via posting at City Hall on 5/5/22.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

**Case: BE22010042**

111 SW 2 AVE  
NUGENT AVENUE RETAIL LLC

Service was via posting at the property on 4/21/22 and at City Hall on 5/5/22.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

**Case: BE22040080**

1013 NE 13 ST  
PALM POINT WAREHOUSE LLC

Service was via posting at the property on 4/13/22 and at City Hall on 5/5/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR BUILDING THAT HAVE STUCCO CRACKS.

: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME

UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
UNIT #1013 CEILING IS ABOUT TO COLLAPSE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**Case: BE22010063**

1384 SW 22 AVE  
VANDENBERG, SAUER

Service was via posting at the property on 4/1/22 and at City Hall on 5/5/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW ADDITION ON THE NORTH SIDE OF THE HOUSE.

TWO NEW CONCRETE SLABS IN THE REAR OF THE PROPERTY.

NEW AC.

NEW AC CLOSET.

NEW WINDOW AND DOOR.

NEW WOODEN FENCE.

NEW EXHAUST FAN INSTALLED ON BATHROOM WINDOW LOCATED IN THE REAR OF THE PROPERTY.

NEW ELECTRICAL ADDED IN THE FRONT PORCH.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: BE22010104**

3031 NE 51 ST  
HERITAGE LANDINGS ASSOCIATION INC

Service was via posting at the property on 4/13/22 and at City Hall on 5/5/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

INSTALLATION NEW POOL SHOWER.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

**Case: BE22010102**

3041 NE 49 ST  
BPL LLC

Personal service was made on 4/1/22. Service was also via posting at City Hall on 5/5/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 47-20.13.G.1.

PAVING IN THE RIGHT-OF-WAY WITHOUT PERMITS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

Judge Purdy took a brief recess.

**Case: CE20100695**

2665 MIDDLE RIVER DR  
PARK RIDGE APTS CONDO ASSN INC

This case was first heard on 8/19/21 to comply by 9/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,750 fine.

**Case: BE20050298**

1132 NW 5 CT  
PAJJ INVESTMENTS LLC

This case was first heard on 8/19/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$8,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE20100589**

2740 NW 16 ST  
YAS HOLDINGS LLC

This case was first heard on 2/18/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$17,000 fine.

**Case: BE20040454**

211 SW 16 ST  
EASTSIDE TOY STORAGE I LLC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,700 and the City was requesting a \$1,275 fine be imposed.

Judge Purdy imposed administrative costs of \$1,275.

**Case: BE20050432**

1302 E LAS OLAS BLVD  
FIRST PRESBYTERIAN CHURCH  
OF FORT LAUDERDALE FL INC

This case was first heard on 5/20/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$32,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recommended imposition of the fines. He noted the case was a year old.

Judge Purdy imposed the \$32,100 fine, which would continue to accrue until the property was in compliance.

**Case: BE21070012**

1121 SW 15 AVE  
JAMES, JAMES & MARIANN

This case was first heard on 11/18/21 to comply by 2/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting a \$1,275 fine be imposed.

Judge Purdy imposed administrative costs of \$1,275.

**Case: CE20071328**

**ORDERED TO REAPPEAR**

1748 NW 29 WAY  
POOLE, JAMES

This case was first heard on 5/20/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,850 fine, which would continue to accrue until the property was in compliance.

**Case: BE21060081**

2617 NE 13 CT  
AMC FROST'S BEACHHOUSE TWO LLC

This case was first heard on 9/16/21 to comply by 12/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting a \$1,275 fine be imposed.

Judge Purdy imposed administrative costs of \$1,275.

The City entered page 15 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
BE21110146

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 10:31 A.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate